



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107TH Street
Milwaukee, Wisconsin 53224-1121
TDD #: (608) 264-8777

Jim Doyle, Governor
Mary P. Burke, Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 51
Comm #: 53036-9702-01-A
BRRTS #: 03-28-002662
Site Name: Loppnow Property
Site Address: W1301 Marietta Ave., Ixonia, 53036
Site Manager: Wendell Wojner
Address: 3911 Fish Hatchery Rd.
City, State Zip: Fitchburg, WI 53711-5367
Phone: (608) 275-3297
e-mail: Wendell.Wojner@Wisconsin.gov
Bid Manager: Stephen D. Mueller
Address: 9316 N. 107th St.
City, State Zip: Milwaukee, Wisconsin 53224-1121
Phone: (414) 357-4704
e-mail: Stephen.Mueller@Wisconsin.gov

Bid-Start Date:	October 1, 2007
Questions must be received by (See Section 2 (B)):	October 15, 2007, 4:00 PM
Responses will be posted by (See Section 2 (B)):	November 2, 2007
Bid-End Date and Time:	November 16, 2007, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Ivize-Madison, 1 E. Main, Madison, WI 53703
Phone: (608) 663-1041 Fax: (608) 663-1045

SECTION 2 – Site-Specific Bid Requirements

General Comments

The site is a former retail service station and bulk storage facility located on 0.3 acres in the Town of Ixonia, in Jefferson County. The facility operated between 1928 and 1983 and included three former buildings: a pump house in the southeast corner, a service station in the east-central portion, and a repair garage in the west central area.

The Commerce Tanks Database and site information described that the site had five aboveground storage tanks (ASTs) ranging from 9,000 gallons to 15,000 gallons capacity that formerly stored gasoline. These tanks were removed in 1983. Also, there were three 300-gallon leaded underground gasoline storage tanks (USTs), two 200-gallon diesel fuel USTs, and a 200-gallon kerosene UST at the site. These tanks were located between the former station and repair garage buildings and were also removed in 1983. A 500-gallon fuel oil UST was removed in 1997 near the northwest corner of the former repair garage. The site is currently unpaved and used for parking for the neighboring Lippy's Bar to the immediate west.

A site investigation (SI) was begun in 1996 with soil probes, followed by soil borings completed as one temporary and 12 permanent monitoring wells in July 1997 through February 2006. The SI was initiated after contamination was discovered during sewer work in the roadway in front of the site. No site remediation has been conducted to date.

The stratigraphy across the investigated area consists of variable layers of clay and clayey sands. Based on private well construction reports, bedrock may be present at about 65 feet below ground surface (bgs). The water table is variable from 3-8 feet bgs, and groundwater flow has been reported to be toward the southwest on the eastern side of the site and toward the southeast on the western side. In March 2006, groundwater flow appeared to be locally radial from the former bulk storage AST area.

The extent of soil contamination has been delineated, with the highest soil contamination levels near the former pump house (GP-1, MW-6, PZ-1), the former dispenser island (GP-5, MW-1), and the west side of the residential duplex to the east of the source property (MW-4). The contamination near the duplex appears to be downgradient of the former pump house and/or the dispenser island, or it may indicate an unknown source. Shallow contamination beneath the former dispenser island (MW-1) may pose a direct-contact risk.

The extent of groundwater contamination is horizontally delineated and appears to occur mostly on the eastern side of the site. The groundwater contamination extends to at least one, possibly two other properties east of the site, as well as beneath the roadway to the north and the railroad right-of-way to the south of the site. Benzene was detected at a low concentration (46 µg/L) in piezometer PZ-1 (screened 35-40 feet below ground surface [bgs]), located near the former pump house, during its initial (only) sampling round in September 2003. Four adjacent private wells have been sampled in the area, with no detects for petroleum hydrocarbon compounds reported. Low-level detects of chloromethane and/or chloroform in several of the wells might be attributed to well disinfection or to false-positive laboratory detects.

Minimum Remedial Requirements

Goals of the bid scope of work are to: 1) evaluate the extent and degree of petroleum contamination in areas not previously investigated on the Loppnow property and on the residential duplex property to the east, 2) assess the potential for migration of petroleum vapors into the residential duplex, 3) conduct monitoring well and potable well groundwater sampling, and 4) prepare a comprehensive report documenting these site activities.

1. Advance and sample 5 soil borings to further define the vertical and horizontal extent of soil and groundwater contamination near MW-4, located east of the former pump house and south of the neighboring residential duplex (see attached site map). This area was reportedly used to load trucks used to transport and distribute fuel.

Locate the borings as follows: 1) approximately 30 feet south of MW-2, 2) approximately 20 feet northeast of MW-4, 3) approximately 20 feet southeast of MW-4, 4) approximately 20 feet southwest of MW-4, and 5) to be decided in the field based on findings of the first four borings. These locations are approximate and are subject to utility clearance.

Advance and sample 3 soil borings to define the vertical and horizontal extent of soil and groundwater contamination near the former UST basin between the former station and repair garage buildings.

Locate the borings as follows: 1) in the former UST basin and 2) at up to 2 additional locations surrounding the basin based on findings of the first boring.

Continuously sample and descriptively log all the borings by 2-foot intervals to approximately 15 feet bgs and field-screen for petroleum vapors. Submit 2 soil samples from each boring for laboratory analysis of PVOCs and naphthalene: one from the 0- to 2-foot depth interval and one from within the water table "smear" zone (approximately 4 to 9 feet bgs).

The borings will be extended to approximately 15 feet bgs in order to collect discrete groundwater grab samples from below the water table using temporary wells. Install a permanent NR 141, Wis. Admin. Code, monitoring well (MW-12) in the soil boring on the west side of the residential duplex (i.e., ~30 feet south of MW-2).

Develop the temporary and NR 141 wells, and submit a groundwater sample from each for laboratory analysis of PVOCs and naphthalene.

Costs for obtaining property access, right-of-way access and/or city permits must be included in the bid. Contact the DNR project manager, Wendell Wojner, at the first sign of problems obtaining access.

2. Conduct an assessment of the potential for vapor migration to the residential duplex to the east of the source property.
 - Interview the owner and/or inhabitants of the duplex and complete the attached "Indoor Air Quality Questionnaire and Building Inventory."
 - If the basement of the duplex contains a drainage sump, purge the sump and then sample and laboratory analyze the sump water for PVOCs and naphthalene. If multiple sumps are present, sample the sump that exhibits

most obvious signs of contamination or is nearest the contamination, if no obvious contamination is observed.

3) Conduct groundwater monitoring as follows:

Wells	1 st Quarter	2nd-Quarter
MW-1R, MW-2, MW-3R, MW-4, MW-5, MW-6R, MW-7, PZ-1, TW-8, and new well MW-12.	PVOCs + Naphthalene	PVOCs + Naphthalene
MW-8, MW-9, MW-10, and MW-11	No sampling	PVOCs + Naphthalene
Smith, Loppy's Bar, Zunker, and Herman potable wells. *	No sampling	PVOCs + Naphthalene

Groundwater samples shall be collected from all the designated monitoring wells, including any in which free product is discovered. Measure groundwater (and free product, if present) elevations in all the wells, whether sampled or not, and report the data in tabular form. Prepare water table maps showing groundwater flow for each sampling round.

Sampling the Smith, Loppy' Bar, Herman, and Zunker potable wells: Samples should be collected from a sample tap or faucet near the pump and before treatment, storage or pressure systems. If the sampling tap has an aerator, filter or other device, remove it. Allow the water to run from the tap for at least five minutes prior to collecting the sample. Reduce water flow to a thin stream, then collect the water samples as described in section 2.5 in the DNR Groundwater Sampling Field Manual (DNR PUBL – DG – 038 96).

- 4) Upon completion of all site work, prepare a comprehensive report documenting all of the drilling and sampling activities. The report will include groundwater elevation and flow maps; isoconcentration maps of residual soil and groundwater contamination; updated tables which show all historic groundwater data on one table; concentration trend analyses; and all appropriate and required field forms, maps, tables, laboratory reports, etc.

The report must be submitted to the DNR (copy to Commerce) no later than three (3) months after completion of the bid scope of work.

- 5) Properly store and dispose/treat all contaminated material generated at this site as part of the bid scope of work, and provide proper documentation to the DNR.
- 6) Web Reporting (See <http://commerce.wi.gov/ER/ER-PECFA-SiteReporting.html>) and PECFA claim for bid scope of work completed.

Regarding the 2nd Page of the Bid Response:

If necessary, subsequent cost caps may be determined using page 2 following the successful completion of the activities under the initial cost cap. Approval shall be obtained through a request to Commerce for a change order. The request shall include total costs incurred to date under the existing cap. The subsequent cost cap amount may be adjusted up (or down) based on the outcome of the specified work activities.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:

- a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
- 6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
 - 7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: Loppnow Property

COMMERCE #: 53036-9702-01

BRRTS #: 03-28-002662

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2790 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Loppnow Property

COMMERCE #: 53036-9702-01-A

BRRTS #: 03-28-002662

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1a	Advance/sample 5 soil borings (4 converted to temporary wells) to 15 ft. bgs	\$
1b	Install 1 NR141 monitoring well to 15 ft. bgs	\$
1c	Advance/sample 3 soil borings (all converted to temporary wells) to 15 ft. bgs	\$
2a	Indoor air quality interview and building inspection	\$
2b	Basement drainage sump sampling and analysis	\$
3a	Monitoring well groundwater sampling	\$
3b	Potable well groundwater sampling	\$
4	Technical report	\$
5	Waste disposal	\$
6	Web-Reporting and PECFA Claim Preparation	\$
	Total Bid Amount	\$